

Aberfeldy II Limited Partnership  
To  
City of Austin  
(for Temporary Working Space Easement)

Parcel 5122.06TWSE

BEING 0.511 OF ONE ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF TRACT A, TEAGUE - BUDA SUBDIVISION No. ONE RECORDED IN BOOK 75, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO ABERFELDY II LIMITED PARTNERSHIP BY GENERAL WARRANTY DEED, EXECUTED ON DECEMBER 11, 1997, FILED FOR RECORD ON DECEMBER 15, 1997, RECORDED IN VOLUME 13081, PAGE 196 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.511 OF ONE ACRE OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the southerly right-of-way line of Reagan Terrace (60' R.O.W.) and in a northerly line of said Tract A, for the northeasterly corner of the herein described tract of land having Texas State Plane Coordinate (Texas Central Zone, NAD 83(93)(HARN), U.S. feet, Combined Scale Factor of 0.99995) values of N=10062052.23, E=3116682.50, from which a 1/2 inch iron rod found at the intersection of the southerly right-of-way line of Reagan Terrace and the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), at the northeasterly corner of said Tract A bears South 74°02'47" East, a distance of 25.25 feet;

- 1) THENCE, South 25°54'28" West, a distance of 22.10 feet, leaving the southerly right-of-way line of Reagan Terrace and a northerly line of said Tract A, and crossing said Tract A, to a calculated point for a corner;
- 2) THENCE, South 13°18'30" West, a distance of 22.17 feet, to a calculated point for a corner;
- 3) THENCE, South 06°32'28" West, a distance of 37.37 feet, to a calculated point for a corner;
- 4) THENCE, South 07°22'46" East, a distance of 24.47 feet, to a calculated point for a corner;
- 5) THENCE, South 20°57'22" East, a distance of 19.27 feet, to a calculated point for a corner;
- 6) THENCE, South 47°07'48" West, a distance of 31.53 feet, to a calculated point for a corner;
- 7) THENCE, South 22°40'44" East, a distance of 4.48 feet, to a calculated point for a corner;
- 8) THENCE, South 67°19'16" West, a distance of 12.19 feet, to a calculated point for a corner;
- 9) THENCE, South 47°07'48" West, a distance of 13.06 feet, to a calculated point for the most southerly corner of the herein described tract of land;
- 10) THENCE, North 62°08'05" West, a distance of 52.32 feet, to a calculated point for a corner;

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11) THENCE, North 61°19'19" West, a distance of 123.96 feet, to a calculated point for the most westerly corner of the herein described tract of land;

12) THENCE, North 33°22'35" East, a distance of 54.04 feet, to a calculated point at the point of curvature of a non-tangent circular curve to the right;

13) THENCE, along said curve to the right, having a radius of 144.63 feet, an angle of intersection of 45°59'28", an arc length of 116.09 feet, and a chord bearing North 70°47'13" East, a distance of 113.00 feet, to a calculated point for a corner;

14) THENCE, North 28°40'18" East, a distance of 6.25 feet, to a calculated point in the curving southerly right-of-way line of Reagan Terrace, same being in the northerly line of said Tract A, for the most northerly corner of the herein described tract of land, from which a 1/2 inch iron rod found bears along a curve to the left, having a radius of 190.20 feet, an angle of intersection of 11°56'11", an arc length of 39.62 feet, and a chord bearing South 84°19'21" West, a distance of 39.56 feet to a calculated point, and South 18°59'54" East, a distance of 0.67 feet;

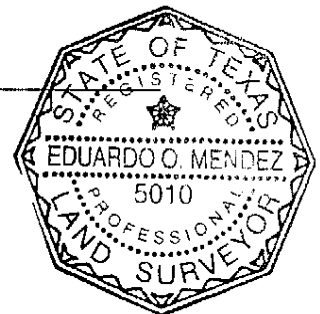
15) THENCE, with the curving southerly right-of-way line of Reagan Terrace and the northerly line of said Tract A, along said curve, to the right, having a radius of 190.20 feet, an angle of intersection of 15°30'54", an arc length of 51.50 feet, and a chord bearing South 81°57'06" East, a distance of 51.35 feet, to a 1/2 inch iron rod found for the endpoint of said curve;

16) THENCE, South 74°02'47" East, a distance of 16.55 feet, to the Point of Beginning and containing an area of 0.511 of one acre of land, more or less.

*Eduardo O. Mendez*

Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

10/2/07  
Date



MWM DesignGroup  
Chevy Chase One  
7700 Chevy Chase Drive, Suite 100  
Austin, Texas, 78752  
(512) 453-0767

Bearing Basis:

The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)(HARN). These Coordinates were established from City of Austin Monuments CB08, CB11, J-21-3002 and L-19-1001. Combined Scale Factor is 0.99995. All distances shown are surface distances.

TCAD No.: 0302030941  
CITY GRID No.: J20

FIELD NOTES REVIEWED


By: BDN Date: 03 OCT, 2007

Austin Clean Water Program  
Survey Coordinator

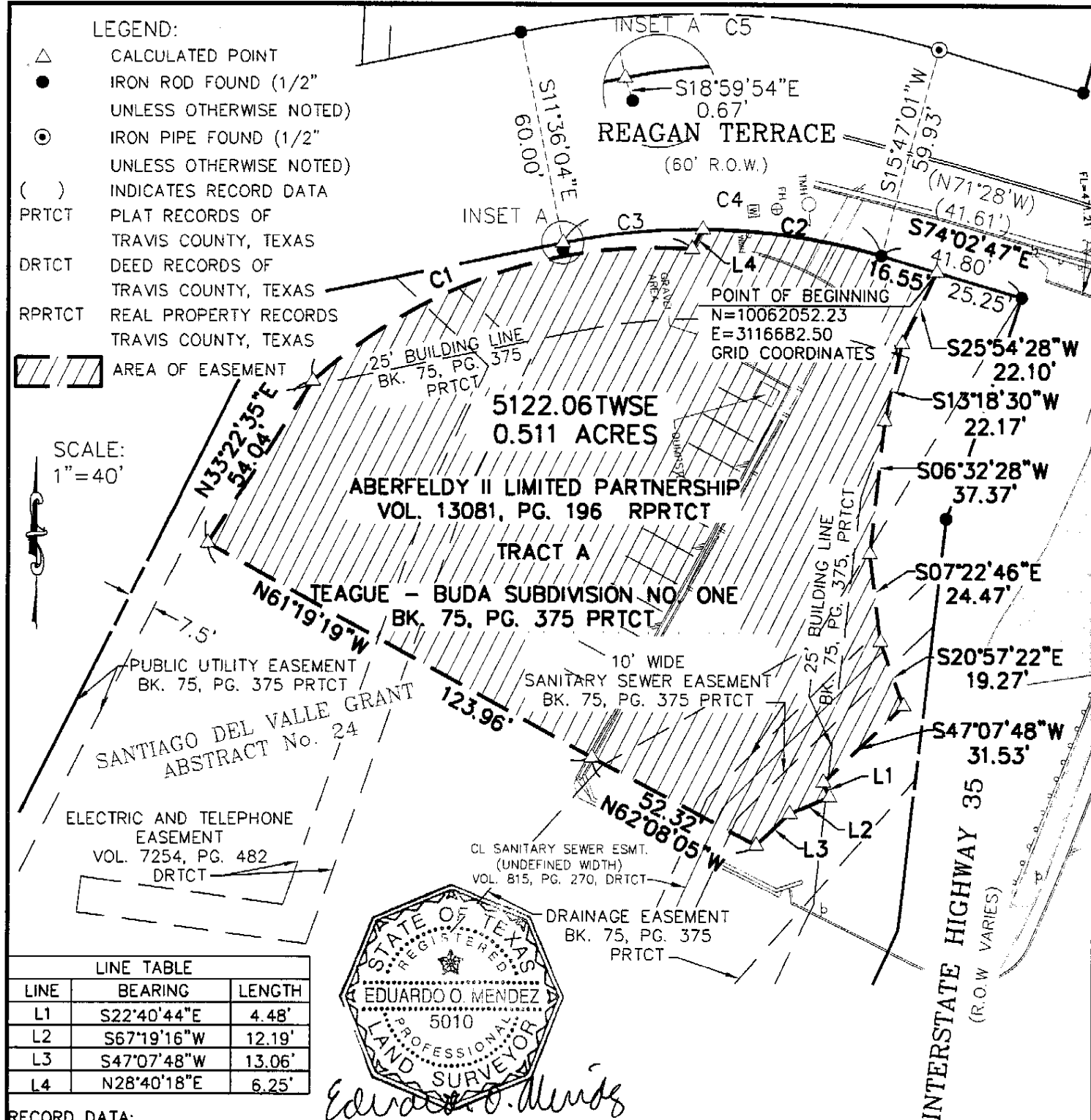
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# LEGEND:

- △ CALCULATED POINT
- IRON ROD FOUND (1/2" UNLESS OTHERWISE NOTED)
- ⊙ IRON PIPE FOUND (1/2" UNLESS OTHERWISE NOTED)
- ( ) INDICATES RECORD DATA
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
-  AREA OF EASEMENT

SCALE:  
1"=40'



## LINE TABLE

LINE	BEARING	LENGTH
L1	S22°40'44"E	4.48'
L2	S67°19'16"W	12.19'
L3	S47°07'48"W	13.06'
L4	N28°40'18"E	6.25'

## RECORD DATA:

CHICAGO TITLE INSURANCE COMPANY  
1501 SOUTH MOPAC, SUITE 130  
AUSTIN, TEXAS 78746 (512) 480-8353  
GF# 002701249

## BEARING BASIS:

THE COORDINATES SHOWN HEREIN ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (93)(HARN). THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN MONUMENTS CB08, CB11, J-21-3002 AND L-19-1001. COMBINED SCALE FACTOR IS 0.99995. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	144.63'	45°59'28"	116.09'	N70°47'13"E	113.00'
C2	190.20'	15°30'54"	51.50'	S81°57'06"E	51.35'
C3	190.20'	11°56'11"	39.62'	S84°19'21"W	39.56'
C4	190.20'	27°27'05"	91.13'	N87°55'12"W	90.26'
	(190.20')	(27°30')	(91.29')	(N85°13'W)	(90.42')
C5	250.20'	27°25'54"	119.79'	S87°53'07"E	118.65'
	(250.20')	(27°30')	(120.09')	(N85°13'W)	(118.94')

**mwm**  
Design Group

Chase Park One  
7700 Chevy Chase Dr.  
Suite 100  
Austin, Texas 78757  
p: 512.453.07  
f: 512.453.17

SKETCH TO ACCOMPANY  
FIELD NOTES

DATE: 1 OCT 07  
JOB NO: 40606A11  
FILE: 6122.06TWSE

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TRAVIS COUNTY, TEXAS